

REPORT

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HERITAGE STATEMENT

SOUTH HAMPSTEAD HIGH SCHOOL – PASSIVE FIRE SAFETY WORKS

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1.0 INTRODUCTION

This Heritage Statement supports the Listed Building Consent Application to be submitted to Camden Council for the passive fire safety works (fire stopping and fire door works), within the Grade II Listed building “Oakwood House” within South Hampstead High School for Girls, which is located within South Hampstead on Maresfield Gardens, NW3 5SS. This document highlights the significance of the site and location and also details how the works aim to conserve and protect the site. This document is being made on behalf of Girls’ Day School Trust (GDST) and should be read in conjunction with the Listed Building Consent application form and supporting documentation, including the Design and Access Statement.

This application relates to a range of internal works required for fire stopping measures to protect the building and bring it up to current fire safety standards. The proposed works include the following:

- Install passive fire protection to building compartmentation at fire resisting lines such as ceiling and floor voids.
- Repair or replace doors along the fire resisting lines.

2.0 SITE CONTEXT AND LOCATION

The school is located on three sites in South Hampstead, North West London: one on Maresfield Gardens and two on Netherall Gardens. The school is used principally as an independent girls’ school but there are external hirers and other groups who use parts of the school at certain times. The Senior School comprises linked purpose-built accommodation and a converted residential building (Oakwood House) and ranges from four to seven storeys in height, including lower ground levels. The most recent and major part of the senior school was built in 2014. Oakwood House is a Grade II listed building of traditional construction. “Oakwood House” is part of the wider South Hampstead High School’s estate, which includes the Junior School, Senior School and Sports Pavillion. This document relates to “Oakwood House” only.

The area surrounding the school consists of various residential and commercial properties, including a Church. The building was originally constructed within the late 19th century and is considered to be of heritage significance and a valuable asset to the local area.



Google Satellite Images



Google Earth view

The site comprises of the original “Oakwood House” built in circa 1883 as a house for Frank Debenham, from the 1950s until the late 1980s the building was believed to have been used as a TAVR (Territorial Army Volunteer Reserve) centre. The building now forms part of the GDST estate after it was acquired in 1991 to be used as the schools Sixth Form. The building was first formally listed in May 1974.

“Oakwood House” is a Victorian property located on the northeast of the Maresfield Garedens Road site.

3.0 PROPOSED WORKS RATIONALE

The proposed development encompasses a range of works to address areas of penetration breaches to the fire lines throughout the building.

This includes works to penetration breaches found above and below ceiling level within walls and ceilings of all the buildings within the application site. The proposals will include sealing the areas of penetration. Where instances of fixing are required in more visually prominent or historically significant parts of the buildings these works will be undertaken in a sensitive manner and use materials which are in keeping with the existing masonry or stone/plaster finishes. These works will be undertaken by an appropriately accredited installer.

The proposals also include works to repair or replace doors which fall on the fire lines to bring the doors in line with current fire safety requirements.

The older more historic doors are generally in a poorer condition with a lower degree of protection in terms of fire safety and would normally be recommended for replacement. Given the historic value of these doors, each door has been evaluated separately within the Door Surveys to identify a scheme of works to aim to retain as much historic fabric as possible whilst ensuring the safety of the building is maintained. All proposed works to doors of a historic nature will be completed in a sensitive manner and will be limited to works that do not compromise the integrity of the door (i.e. hinges carefully replaced with CE approved equivalents) please refer to the supporting information provided for a full breakdown of the proposed works for each fire door. Design liability will be the responsibility of the Principal Contractor therefore once appointed, they will be asked to provide additional information such as data sheets around any products they propose to use. These are to be shared with the relevant planning officer once available.

The objective of the proposed works is to improve the passive fire safety across the school to help better protect life and property from the devastating consequences of a fire. The existing passive fire safety has been flagged as a risk on numerous fire risk assessments, therefore does not provide suitable compartmentation and protection to the occupants. The works therefore intend to provide a betterment to the current position ultimately making the school a safer environment. All works proposed are internal only and do not include the alteration of any external areas.

A brief summary of the alteration works to services is given below, this list is not exhaustive and is provided to give a general understanding of the works only:

- Fire stopping works relating to any breaches in compartmentation to fire lines as denoted on the fire strategy drawings. For example, service penetrations.

- Installation of new fire doors
- Remedial works to existing fire doors

The works are considered to be imperative to the life safety of occupants within the building. The proposals overall aim is to ensure the safe and continued use of the building whilst ensuring the preservation of the key historic features of the buildings.

4.0 HISTORIC IMPACT STATEMENT

South Hampstead High School for Girls was founded in 1876 founded by the private school Trust, Girls Day School Trust. Brighton and Hove High School for Girls consist of a Junior and Senior Schools. The Listed Building within this statement, “Oakwood House” forms part of the Senior Girls Day School Trust as the designated sixth form building.

The exterior of the “Oakwood House” is heavily referenced in the listing details (Listed details **1078348**) as described below; however, the internals are not believed to have been inspected so it is not known if the internals have protected characteristics.

“House, now converted to a school, on a corner site with entrance front to Maresfield Gardens. c1883. By JJ Stevenson probably for Frank Debenham, the store magnate. Red and yellow brick with terracotta dressings. Tiled gabled roofs with dormers and tall brick chimney-stacks with moulded brick patterning and cornices. 3 storeys and attic. Irregular fenestration. Entrance front of 3 bays. Central recessed bay with doorway approached by steps with cast-iron railings and wooden 1st floor balcony having turned balusters and large central shaped bracket; flanking bays with Flemish gables, right hand has cartouche in gable and left hand with chimney rising from the ground floor having an enriched terracotta plaque and, set diagonally across angle, a full height bay window. Fitzjohn's Avenue front with full height canted bay. INTERIOR: not inspected. HISTORICAL NOTE: originally known as Oakwood Hall, the house has connections with the Oakwood Property Company owned by Debenham and (Sir) Edwin Lutyens; Lutyens was engaged in 1908 to make alterations described as a "terraced shelter", not now detectable. From the 1950s until the late 1980s in use as a TAVR (Territorial Army Volunteer Reserve) centre.”



Photograph of Oakwood House - Image taken from Historic England

The proposed improvements to the passive fire systems intend to protect both property and life, this will therefore help preserve the heritage of the building by reducing the impact of a fire should one ever occur.

All proposed works to the buildings are internal therefore the building's external aesthetics will not be impacted with only minimal impact internally. The works are limited to walls denoted as fire resisting lines as per the fire strategy drawings, therefore a large portion of the building will not be affected/not in scope. Of the areas that are in scope the works will be limited to general fire stopping, installation of new fire doors and remedial works to existing fire doors.

The contractor will be required to fire stop all existing breaches in compartment lines, this will generally consist of intumescent mastic and ablative fire batt. These will typically be installed at high level and above suspended ceilings. Any work that will be required to existing internal finishes, will aim to be in keeping with the existing materials.

5.0 SUMMARY

The proposed works to improve the passive fire safety across the school are a benefit to the occupants and are essential to reducing the spread of smoke, heat and flames in the event of a fire therefore improving the life safety requirements of the premises whilst also reducing risk to the building itself. A number of doors across the building do not appear to be original so we believe these should be acceptable to be replaced (where necessary), however any doors that are deemed original or of heritage significance will be repaired and upgraded where possible with sensitive repairs to preserve/prolong these elements of the building. Works to install appropriate fire stopping will be undertaken using a sympathetic approach, with as little impact to the existing building as possible.

The proposals will not impact the external appearance of the building, which is considered to be the primary heritage asset of “Oakwood House”.

We trust that this proposal and submitted information provides sufficient detail of the building’s heritage and impact of the proposed works for the Local Authority to grant Listed Building Consent.